

EXHIBIT A



CB RICHARD ELLIS

TENANCY: Lehman Bros. - Lease Admin

STATEMENT DATE: 10/01/2008

ACCOUNT #: 7012 - 02500 - t0033031

BILLING ADDRESS:

Lehman Bros. - Lease Admin
1301 Avenue of the Americas
Attn: David Morrison
New York, NY 10019

PROPERTY ADDRESS:

190 South LaSalle
Chicago, IL 60603

Page 1 of 1

DATE	CODE	DESCRIPTION	CHARGES/CREDIT AMOUNT	PAYMENTS	BALANCE
02/05/2008			(0.20)	0.00	(0.20)
10/01/2008	111	Base Rent for 10/01/08 - 10/31/08	190,094.23	0.00	190,094.23
10/01/2008	141	Op Esc Estimate for 10/01/08 - 10/3	96,748.36	0.00	96,748.36
10/01/2008	165	Tax Reimb. Est for 10/01/08 - 10/31/	71,464.41	0.00	71,464.41



CB RICHARD ELLIS

Return this portion with your payment

If this statement is not correct , please call
() immediately with your questions.

STATEMENT DATE: 10/01/2008

PROPERTY: 190 South LaSalle

TENANT: Lehman Bros. - Lease Admin

ACCOUNT #: 7012 - 02500 - t0033031

REMIT TO:

CBRE Investors AAF Strategic Partners IV
190 South LaSalle
23549 Network Place
Chicago, IL 60673-1235

AMOUNT DUE:

358,306.80

AMOUNT PAID:

Current	358,307.00
30 Days	0.00
60 Days	0.00
Over 90 Days	(0.20)
Amount Due	358,306.80



TENANCY: Lehman Brothers

STATEMENT DATE: 10/01/2008

ACCOUNT #: 7012 - 02600 - t0033032

BILLING ADDRESS:

Lehman Brothers
190 S LaSalle Street, 26th FL
Attention: Larry Holzman
Chicago, IL 60603

PROPERTY ADDRESS:

190 South LaSalle
Chicago, IL 60603

Page 1 of 4

DATE	CODE	DESCRIPTION	CHARGES/CREDIT	PAYMENTS	BALANCE
			AMOUNT		
09/01/2008	191	7/08 After Hours HVAC	6,043.75	0.00	6,043.75
09/01/2008	331	071808:Photo ID:W.Liesch	15.00	0.00	15.00
09/01/2008	331	072908:Photo ID:L.Pai	15.00	0.00	15.00
09/01/2008	331	081108:Photo ID:S.Savickas	15.00	0.00	15.00
09/01/2008	331	081108:Photo ID:J.Hosmer	15.00	0.00	15.00
09/01/2008	331	081208:Photo ID:S.Bassett	15.00	0.00	15.00
09/01/2008	331	081208:Photo ID:M.Hepp	15.00	0.00	15.00
09/01/2008	331	062408:Lrg Dumpster	43.00	0.00	43.00
09/01/2008	331	071708:Light Bulb Replaced	26.75	0.00	26.75
09/01/2008	331	071808:Mailroom Sign Hung	20.15	0.00	20.15
09/01/2008	331	080608:Light Bulb Replaced	20.15	0.00	20.15
09/01/2008	331	072208:Photo ID:O.Daghestani	15.00	0.00	15.00
09/01/2008	331	080408:Photo ID:D.Stump	15.00	0.00	15.00
09/01/2008	331	080708:Photo ID:J.Iannone	15.00	0.00	15.00
09/01/2008	331	081208:Photo ID:L.Popp	15.00	0.00	15.00
09/01/2008	331	081208:Photo ID:D.Craig	15.00	0.00	15.00
09/01/2008	331	081208:Photo ID:R.Gephardt	15.00	0.00	15.00
09/01/2008	331	080608:Photo ID:J.Schurer	15.00	0.00	15.00
09/01/2008	331	081208:Photo ID:A.O'Halloran	15.00	0.00	15.00
09/01/2008	331	081208:Photo ID:K.Broderick	15.00	0.00	15.00
09/01/2008	331	081308:Photo ID:B.Mulroe	15.00	0.00	15.00
09/01/2008	331	081308:Photo ID:A.Abbas	15.00	0.00	15.00
09/01/2008	331	061208:(9) Light Bulbs Replaced	137.78	0.00	137.78
09/01/2008	331	080408:Photo ID:M.Hickey	15.00	0.00	15.00
09/01/2008	331	080708:Photo ID:B.Lynch	15.00	0.00	15.00
09/01/2008	331	081308:Photo ID:J.Pauchal	15.00	0.00	15.00
09/01/2008	331	081308:Photo ID:E.Wheeler	15.00	0.00	15.00
09/01/2008	331	062408:Sm Dumpster Request	33.00	0.00	33.00
09/01/2008	331	062708:WhiteBoard Hung	20.15	0.00	20.15
09/01/2008	331	070108:(3) Light Bulbs Replaced	59.36	0.00	59.36
09/01/2008	331	070808:(5) Light Bulbs Replaced	90.72	0.00	90.72
09/01/2008	331	070808:Bookcases Moved	112.30	0.00	112.30
09/01/2008	331	072108:Keyboard Tray Removed	20.15	0.00	20.15
09/01/2008	331	072308:Door Repaired	20.15	0.00	20.15
09/01/2008	331	073008:(6) Light Bulbs	78.64	0.00	78.64
09/01/2008	331	080408:Photo ID:F.Daily	15.00	0.00	15.00
09/01/2008	331	061708:Light Bulb Replaced	31.47	0.00	31.47
09/01/2008	331	061908:Sm Dumpster Repair	33.00	0.00	33.00



TENANCY: Lehman Brothers

STATEMENT DATE: 10/01/2008

ACCOUNT #: 7012 - 02600 - t0033032

BILLING ADDRESS:

Lehman Brothers
190 S LaSalle Street, 26th FL
Attention: Larry Holzman
Chicago, IL 60603

PROPERTY ADDRESS:

190 South LaSalle
Chicago, IL 60603

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DATE	CODE	DESCRIPTION	CHARGES/CREDIT	PAYMENTS	BALANCE
			AMOUNT		
09/01/2008	331	062008:Door Handle Repair	20.15	0.00	20.15
09/01/2008	331	062008:Kitchen Door Repair	20.15	0.00	20.15
09/01/2008	331	062308:Vacuum Service Request	18.00	0.00	18.00
09/01/2008	331	071108:(3) Light Bulbs	69.53	0.00	69.53
09/01/2008	331	072908:Door Plate Repaired	20.15	0.00	20.15
09/01/2008	331	080608:Sm Dumpster Request	33.00	0.00	33.00
09/01/2008	331	080708:Sm Dumpster Request	33.00	0.00	33.00
09/01/2008	331	081208:Photo ID:B.Harned	15.00	0.00	15.00
09/01/2008	331	081308:Photo ID:S.Boor	15.00	0.00	15.00
09/01/2008	331	081308:Photo ID:K.Zambrana	15.00	0.00	15.00
09/01/2008	331	061308:(3) Light Bulbs	26.57	0.00	26.57
09/01/2008	331	061308:Lrg Dumpster Request	43.00	0.00	43.00
09/01/2008	331	062008:Lobby Door Repair	20.15	0.00	20.15
09/01/2008	331	070808:Ink Spill Clean Up Requested	18.00	0.00	18.00
09/01/2008	331	071708:(6) Light Bulbs Replaced	32.99	0.00	32.99
09/01/2008	331	072508:Lobby Door Adjusted	20.15	0.00	20.15
09/01/2008	331	080408:(3) Light Bulbs Replaced	59.36	0.00	59.36
09/01/2008	331	072808:Photo ID:J.Dwyer	15.00	0.00	15.00
09/01/2008	331	080608:Photo ID:D.DeCoste	15.00	0.00	15.00
09/01/2008	331	7/08 Extra Special Cleaning	2,055.65	0.00	2,055.65
09/01/2008	331	8/08 Special Cleaning	6,368.72	0.00	6,368.72
09/01/2008	331	080108:Electric Repair	20.15	0.00	20.15
09/01/2008	331	080508:Filing Cabinets Moved	36.00	0.00	36.00
09/01/2008	331	070808:Keyboard Tray Removal	20.15	0.00	20.15
09/01/2008	331	062408:Broken Glass Clean Up	18.00	0.00	18.00
09/01/2008	331	062708:WhiteBoard Hung	40.30	0.00	40.30
09/01/2008	331	070108:(3) Pictures Hung	20.15	0.00	20.15
09/01/2008	331	071808:Photo ID:M.McGinney	15.00	0.00	15.00
09/01/2008	331	070208:Conference Room Cleaned	18.00	0.00	18.00
09/01/2008	331	070708:(3) Light Bulbs Replaced	79.51	0.00	79.51
09/01/2008	331	071708:Lrg Dumpster Request	43.00	0.00	43.00
09/01/2008	331	071808:Cub Dispensers Installed	40.30	0.00	40.30
09/01/2008	331	071008:(3) Light Bulbs Replaced	61.96	0.00	61.96
09/01/2008	331	071808:Moving Help	72.00	0.00	72.00
09/01/2008	331	Tenant Request for 09/01/08 - 09/30	3,627.00	0.00	3,627.00
10/01/2008	331	081308:Light Bulb Replaced	25.72	0.00	25.72
10/01/2008	331	081808:(7) Large Dumpsters Request	301.00	0.00	301.00
10/01/2008	331	081908:(2) Light Bulbs Replaced	33.00	0.00	33.00



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Chicago, IL 60603

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DATE	CODE	DESCRIPTION	CHARGES/CREDIT	PAYMENTS	BALANCE
			AMOUNT		
10/01/2008	331	081908:(2) Light Bulbs Replaced	24.43	0.00	24.43
10/01/2008	331	082508:(2) Light Bulbs Replaced	27.98	0.00	27.98
10/01/2008	331	082908:Large Dumpster Requested	43.00	0.00	43.00
10/01/2008	331	090308:(3) Large Dumpsters Request	129.00	0.00	129.00
10/01/2008	331	090808:Light Bulb Replaced/Hung Pi	62.59	0.00	62.59
10/01/2008	331	090908:Furniture Moved	18.00	0.00	18.00
10/01/2008	331	082208:Large Dumpster Requested	43.00	0.00	43.00
10/01/2008	331	082508:Whiteboard Hung	40.30	0.00	40.30
10/01/2008	331	081208:Requested Kitchen Cleaned	18.00	0.00	18.00
10/01/2008	331	081208: (7) Light Bulbs Replaced	62.83	0.00	62.83
10/01/2008	331	081908:Light Bulb Replaced	26.58	0.00	26.58
10/01/2008	331	082108:Large Dumpster Requested	68.00	0.00	68.00
10/01/2008	331	082508:Light Bulb Replaced	26.75	0.00	26.75
10/01/2008	331	081208:(3) Light Bulbs Replaced	44.81	0.00	44.81
10/01/2008	331	082608:Special Cleaning Performed	1,393.46	0.00	1,393.46
10/01/2008	331	082808:Kitchen Spill Cleaned	18.00	0.00	18.00
10/01/2008	331	090908:Light Bulb Replaced	21.05	0.00	21.05
10/01/2008	331	090408:(2) Light Bulbs Replaced	36.60	0.00	36.60
10/01/2008	331	090908:Repaired Broken Cabinet	20.15	0.00	20.15
10/01/2008	331	091108:Opened Damaged Drawer	20.15	0.00	20.15
10/01/2008	331	090808:(8) Keys Requested	16.00	0.00	16.00
10/01/2008	331	090408:Photo ID:C.Adamczyk	15.00	0.00	15.00
10/01/2008	331	090308:Photo ID:C.Harrold	15.00	0.00	15.00
10/01/2008	331	081908:Photo ID:R.Holt	15.00	0.00	15.00
10/01/2008	331	082108:Photo ID:D.Burshtan	15.00	0.00	15.00
10/01/2008	331	090408:Photo ID:P.Contrucci	15.00	0.00	15.00
10/01/2008	331	091508:Photo ID:C.Gardner	15.00	0.00	15.00
10/01/2008	331	091508:Photo ID:M.Basch	15.00	0.00	15.00
10/01/2008	331	Tenant Request for 10/01/08 - 10/31	3,627.00	0.00	3,627.00



STATEMENT

TENANCY: Lehman Brothers

STATEMENT DATE: 10/01/2008

ACCOUNT #: 7012 - 02600 - t0033032

BILLING ADDRESS:

Lehman Brothers
190 S LaSalle Street, 26th FL
Attention: Larry Holzman
Chicago, IL 60603

PROPERTY ADDRESS:

190 South LaSalle
Chicago, IL 60603

Page 4 of 4

DATE	CODE	DESCRIPTION	CHARGES/CREDIT AMOUNT	PAYMENTS	BALANCE
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Return this portion with your payment

If this statement is not correct , please call
() immediately with your questions.

STATEMENT DATE: 10/01/2008

PROPERTY: 190 South LaSalle

TENANT: Lehman Brothers

ACCOUNT #: 7012 - 02600 - t0033032

REMIT TO:

CBRE Investors AAF Strategic Partners IV
190 South LaSalle
23549 Network Place
Chicago, IL 60673-1235

AMOUNT DUE:

26,418.01

AMOUNT PAID:

Current	6,252.40
30 Days	20,165.61
60 Days	0.00
Over 90 Days	0.00
Amount Due	26,418.01